

Seahorse Cottage

14 Irsha Street, Appledore, Devon, EX39 1RZ

Price Guide: £295,000

HARDING & CO
ESTATE AGENTS & VALUERS

Nestled in the picturesque village of Appledore, on the charming Irsha Street, this delightful two-bedroom terraced cottage offers a perfect blend of period charm and modern luxury. Recently refurbished to an exceptionally high standard, this property is a true gem for those seeking a comfortable and stylish home.

As you enter, you are welcomed into a cosy sitting room, complete with a traditional fireplace that adds warmth and character to the space. The heart of the home is the well-appointed kitchen/diner, which provides a wonderful space. From here, you can step out into the south-facing private courtyard garden, an ideal spot for enjoying the sunshine and al fresco dining.

The cottage features two spacious first floor bedrooms, and a useful ground floor shower room. The highlight of this property is the luxurious en-suite bathroom, cleverly created by extending into the roof space, offering a touch of opulence together with an estuary view, that is rare in cottages of this kind.

This charming home is not only a beautiful retreat but also a fantastic opportunity to immerse yourself in the vibrant community of Appledore, with its quaint shops, delightful eateries, and stunning coastal scenery. Whether you are looking for a permanent residence or a holiday retreat, this property is sure to impress.



Accommodation comprises:

Sitting Room
8’9” (2.67m) x 8’3” (2.51m)

Kitchen
11’4” (3.45m) x 8’3” (2.51m)

Shower Room

Stairs to First Floor

Bedroom One
10’10” (3.31m) x 8’3” (2.51m)

Bedroom Two
8’9” (2.67m) x 8’3” (2.51m)

Stairs to Second Floor

Bathroom
11’ (3.35m) x 9’ (2.74m)

Services: All main services connected, PVCu double glazing and gas run hot water/underfloor heating through the ground floor.

Council Tax Band: B

Energy Performance Rating: D

Directions
From Appledore Quay with the river on your right follow the road past the main car park towards the Church, take the right turn into Irsha Street, past the Beaver and Royal George Pubs, continue along Irsha Street, as the road widens, number 14, Seahorse Cottage will be seen on the left hand side towards the end of Irsha St.





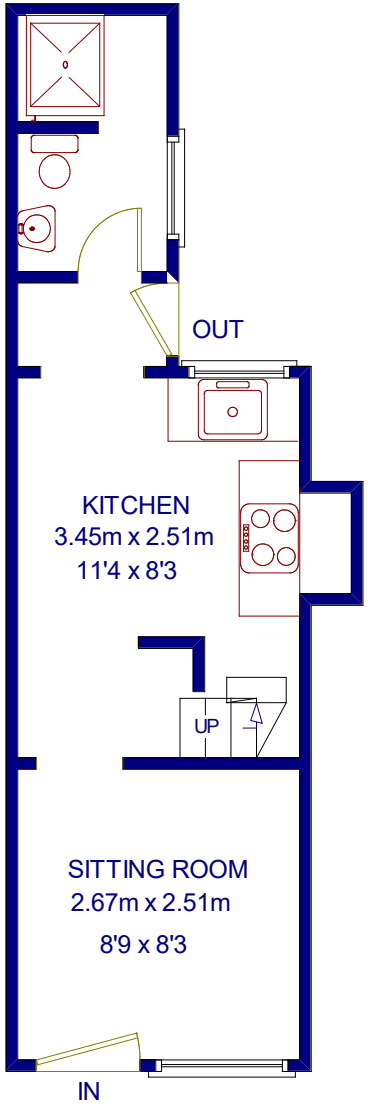






Invicta House, The Pill, Kingsley Road, Bideford,
Devon EX39 2PF

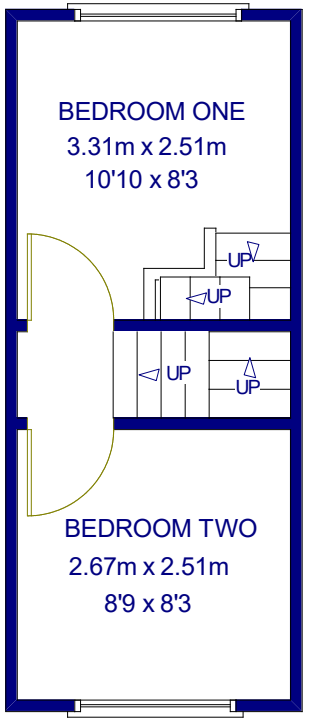
t: 01237 476544
f: 01237 422722
e: bideford@hardingresidential.com
www.hardingresidential.com



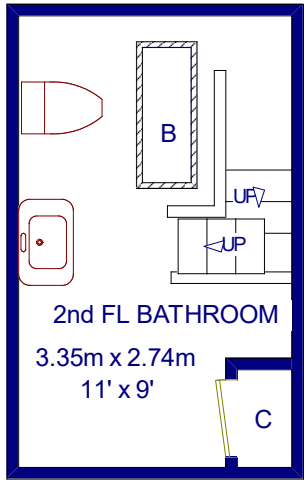
GROUND FLOOR

COPYRIGHT HARDING & CO

NOT TO SCALE



FIRST FLOOR



SECOND FLOOR

(RESTRICTED HEAD HEIGHT)

MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.







